066.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	764,200 / 764,200
					USE VALUE:	764,200 / 764,200
					ASSESSED:	764,200 / 764,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		RADCLIFFE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUGGAN WILLIAM/NANCY/TRS
Owner 2:	DUGGAN RLTY TRUST
Owner 3:	
Street 1:	35 RADCLIFFE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DUGGAN WILLIAM/NANCY -
Owner 2:	-
Street 1:	35 RADCLIFFE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,481 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Vinyl Exterior and 2221 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10481.000	275,800		488,400	764,200
Total Card	0.241	275,800		488,400	764,200
Total Parcel	0.241	275,800		488,400	764,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 344.08 | /Parcel: 344.0

Legal Description

User Acct

42082

GIS Ref

GIS Ref

Insp Date

09/13/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 066.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	275,800	0	10,481.	488,400	764,200	764,200	Year End Roll	12/18/2019
2019	101	FV	228,500	0	10,481.	453,500	682,000	682,000	Year End Roll	1/3/2019
2018	101	FV	228,500	0	10,481.	453,500	682,000	682,000	Year End Roll	12/20/2017
2017	101	FV	228,500	0	10,481.	397,700	626,200	626,200	Year End Roll	1/3/2017
2016	101	FV	228,500	0	10,481.	362,800	591,300	591,300	Year End	1/4/2016
2015	101	FV	215,300	0	10,481.	320,900	536,200	536,200	Year End Roll	12/11/2014
2014	101	FV	215,300	0	10,481.	303,500	518,800	518,800	Year End Roll	12/16/2013
2013	101	FV	215,300	0	10,481.	288,900	504,200	504,200		12/13/2012

!5647!

PRINT

Date	Time
12/10/20	20:30:25

LAST REV

Date	Time
09/27/18	13:43:37

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5647

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUGGAN WILLIAM/	42341-425		3/20/2004	Family	99	No	No		
DUGGAN WILLIAM/	39425-386		6/3/2003	Family	99	No	No		
DUGGAN WILLIAM	31244-454		3/9/2000	Family	99	No	No	4	
	10528-236		5/14/1964			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/26/2005	295	Re-Roof	23,000					
5/4/1998	256	Manual	800					NEW PORCH ROOF
4/17/1998	256	Manual	800					REROOF PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	PH	Patrick H
4/13/2009	Meas/Inspect	372	PATRIOT
11/10/2000	Hearing Chag	189	PATRIOT
10/7/1999	Meas/Inspect	267	PATRIOT
7/28/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	42082
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10481		Sq. Ft.	Site		0	70.	0.67	12			Topo	-5					488,399						488,400	

Total AC/HA: 0.24061 | Total SF/SM: 10481 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 488,399 | Spl Credit | Total: 488,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.25658572
Const Adj.:	0.99989998
Adj $ / SQ:	131.928
Other Features:	102500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	399653
Depreciation:	123892
Depreciated Total:	275760

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

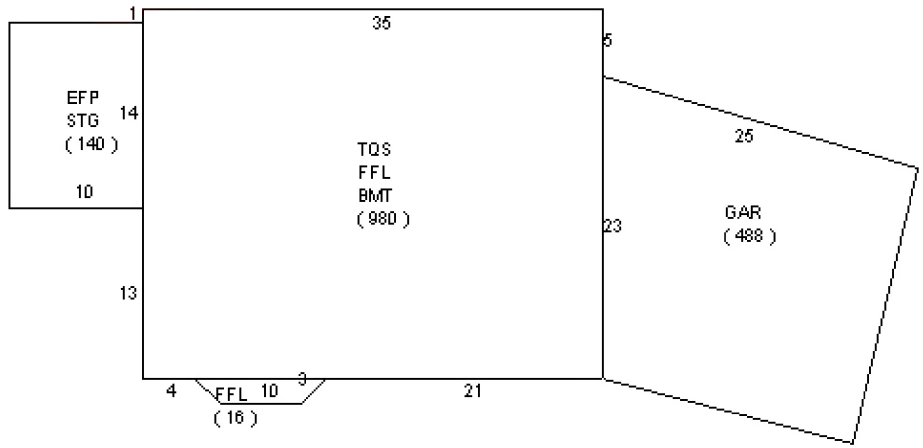
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	131.93
Special Features:	0	Val/Su Net:	79.28
Final Total:	275800	Val/Su SzAd	159.33

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	996	131.930	131,401
BMT	Basement	980	52.440	51,393
TQS	3/4 Story	735	131.930	96,967
GAR	Garage	488	20.120	9,819
EFP	Enclos Porch	140	46.670	6,533
STG	Storage	140	7.430	1,040

Net Sketched Area:	3,479	Total:	297,153
Size Ad	1731	Gross Are	3724	FinArea	2221
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

066.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc